



## CITY OF WILLIAMSBURG

### MEMORANDUM

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**TO: Planning Commission**

**DATE: November 24, 2004**

**SUBJECT: Public Forums**

- **October 19 (Richmond Road Neighborhood Focus Area)**
- **November 4 (Jamestown Road Neighborhood Focus Area)**
- **November 18 (Center City Focus Area)**

With our "Community Conversation" process coming to an end, it is time start talking about the issues that have been raised in these meetings, and how they should be incorporated into the Comprehensive Plan update. The three forums listed above encompass the important downtown area located adjacent to the College of William & Mary and adjacent to Colonial Williamsburg. To advance the discussion, some of the major issues and possibilities are discussed below. These are not final recommendations, but are intended to facilitate discussion about land use issues in these areas.

### **RICHMOND ROAD NEIGHBORHOOD FOCUS AREA**

#### Residential Areas

1. Land Use Designations in 1998 Comprehensive Plan
  - a. College Terrace – Low Density Single Family Residential – no change needed.
  - b. West Williamsburg Heights – Low Density Single Family Residential – no change needed.
  - c. Matoaka Court – Low Density Single Family Residential – no change needed.
  - d. West Williamsburg – Medium Density Single Family Residential – no change needed.
  - e. Casey Field – Low Density Single Family Residential – Low Density Single Family Residential. Could be changed to Medium Density Single Family Residential, which could allow a higher density single family development, or a rezoning to PDR allowing a mix of dwelling unit types.
2. Room Rentals to Visitors (B&Bs)
  - a. Option 1 – current regulations acceptable and contribute to stability of Richmond Road residential areas. Keep corridors, leave quota in place allowing no additional B&B uses, and leave room rental limitation at four bedrooms.

- b. Option 2 – more flexibility. Keep corridors, leave quota in place allowing no additional B&B uses, but allow additional rooms to be rented for each B&B, based on criteria to ensure compatibility with the neighborhoods.
  - c. Option 3 – still more flexibility. Keep corridors, eliminate quota, allow market to determine number of B&Bs. Keep four bedroom limit for bedrooms rented.
  - d. Option 4 – maximum flexibility. Eliminate quota, allow market to determine number of B&Bs in the Richmond Road corridor. Allow additional rooms to be rented for each B&B, based on criteria to ensure compatibility with the neighborhoods.
  - d. Option 5 – flexibility for larger lots. Allow larger lots to apply for a special use permit for additional rooms, but establish criteria to ensure compatibility with the neighborhoods as well as a limited number of larger establishments.
3. Number of non-related residents in a dwelling unit (3-person rule)
- a. Option 1 – no change. Cite importance to limit the number of non-related individuals to preserve the character of the City's single family neighborhoods.
  - b. Option 2 – change to the "4-person rule" that was in place prior to 1991. Cite consistency between grandfathered and non-grandfathered dwelling units, and a modest increase in flexibility for property owners.
  - c. Option 3 – change to a "4-person rule" for multifamily dwelling districts, but keep the "3-person rule" for single family areas. Cite allowing more flexibility in the denser residential areas, but preserving the character of the single family areas.
  - d. Option 4 – change to allow more than three persons based on lot size, building size, number of bedrooms, and/or number of parking spaces. Cite basing the use of a building on the capacity of the lot/house. This constitutes a major change in zoning regulations.

#### Commercial/Office Areas

- 1. Option 1 – continue the present zoning scheme through the land use designations. Corridor Commercial land use on south side of Richmond Road from Brooks to Williamsburg Shopping Center. Office land use on north side from Brooks to Westover.
- 2. Option 2 – create a more limited mixed use area on the south side of Richmond Road from Brooks to Williamsburg Shopping Center, as recommended in the current plan. Leave Office land use on the north side from Brooks to Westover.
- 3. Option 3 – create a unified Mixed Use land use area on both sides of Richmond Road from Brooks to the Williamsburg Shopping Center, more limited than the existing B-3 and more flexible than the existing LBR. Could be similar in intent to the existing LB-1 District in the City Square area. More intensive uses could require a special use permit. An example: permitted uses by right – single family and duplex dwellings; banks, bake shops, convenience stores without gasoline sales; hotels/motels/timeshares with 10 or less rooms; museums and art

galleries; offices; restaurants without drive-through windows; retail sales establishments in small buildings; special use permit uses – multifamily dwellings; hotels/motels/timeshares with more than 10 rooms; retail sales establishments in larger buildings. Not allowed, but permitted in current B-3 District by right or with a special use permit – automobile sales; funeral homes, plant nurseries; printing and photocopying shops; service stations; theaters; billiard and pool rooms; bowling alleys; carwashes; contractor's establishments; fortunetellers; miniature golf courses; ministorage warehouses; nursing homes; warehouses.

## **JAMESTOWN ROAD NEIGHBORHOOD FOCUS AREA**

### Residential Areas

1. Land Use Designations in 1998 Comprehensive Plan
  - a. Jamestown Road – Low Density Single Family Residential – no change needed.
  - b. Rolfe Road – Low Density Single Family Residential and High Density Multifamily Residential for Ludwell Apartments – no change needed.
  - c. Burns Lane area – Low Density Single Family Residential – no change needed.
  - d. Indian Springs – Low Density Single Family Residential – no change needed.
  - e. Griffin Avenue/Pollard Park/Chandler Court area – Low Density Single Family Residential – could leave as is or consider changing to Medium Density Single Family Residential, which more closely reflects the higher residential density of this area.
2. Room Rentals to Visitors (B&Bs)
  - a. Option 1 – current regulations acceptable and contribute to stability of Richmond Road residential areas. Keep corridors, leave quota in place allowing no additional B&B uses, and leave room rental limitation at four bedrooms.
  - b. Option 2 – more flexibility. Keep corridors, leave quota in place allowing no additional B&B uses, but allow additional rooms to be rented for each B&B, based on criteria to ensure compatibility with the neighborhoods.
  - c. Option 3 – still more flexibility. Keep corridors, eliminate quota, allow market to determine number of B&Bs. Keep four bedroom limit for bedrooms rented.
  - d. Option 4 – maximum flexibility. Eliminate quota, allow market to determine number of B&Bs in the Richmond Road corridor. Allow additional rooms to be rented for each B&B, based on criteria to ensure compatibility with the neighborhoods.
  - d. Option 5 – flexibility for larger lots. Allow larger lots to apply for a special use permit for additional rooms, but establish criteria to ensure compatibility with the neighborhoods as well as a limited number of larger establishments.

3. Number of non-related residents in a dwelling unit (3-person rule)
  - a. Option 1 – no change. Cite importance to limit the number of non-related individuals to preserve the character of the City's single family neighborhoods.
  - b. Option 2 – change to the "4-person rule" that was in place prior to 1991. Cite consistency between grandfathered and non-grandfathered dwelling units, and a modest increase in flexibility for property owners.
  - c. Option 3 – change to a "4-person rule" for multifamily dwelling districts, but keep the "3-person rule" for single family areas. Cite allowing more flexibility in the denser residential areas, but preserving the character of the single family areas.
  - d. Option 4 – change to allow more than three persons based on lot size, building size, number of bedrooms, and/or number of parking spaces. Cite basing the use of a building on the capacity of the lot/house. This constitutes a major change in zoning regulations.

## **CENTER CITY FOCUS AREA**

### Residential Areas

1. Land Use Designations in 1998 Comprehensive Plan
  - a. Braxton Court and Crispus Attucks – Low Density Single Family Residential – no change needed.
  - b. Blayton Building (WRHA) – High Density Multifamily Residential – consider changing to Mixed Use or Downtown Commercial land use, and increase allowable density to 22 units/net acre. This could allow the option of construction of additional elderly housing in this close-in area.
  - c. North Henry Street (east side) and Scotland Street – Medium Density Single Family Attached Residential (6 to 8 units/net acre) – consider changing to a new Downtown Residential land use category, with 6-8 units/acre as the base density, with an ability to increase to 14 units/acre with a special use permit.
  - d. South Henry Street (west side from Boundary to Mimosa) – Medium Density Single Family Attached Residential (6 to 8 units/net acre) – consider changing to a new Downtown Residential land use category, with 6-8 units/acre as the base density, with an ability to increase to 14 units/acre with a special use permit.
  - e. South Boundary Street (north and south of Newport Avenue, includes Counselor's Close) – designated a combination of Low Density Single Family Residential, Office and Medium Density Single Family Attached Residential (6 to 8 units/net acre), and zoned a combination of RM-1, RM-2, PUD, and LB-3. Consider changing to a new Downtown Residential land use category, with 6-8 units/acre as the base density, with an ability to increase to 14 units/acre with a special use permit.

2. Room Rentals to Visitors (B&Bs)
  - a. Option 1 – current regulations acceptable and contribute to stability of Henry Street residential areas. Leave quota in place allowing one additional B&B use, and leave room rental limitation at four bedrooms.
  - b. Option 2 – more flexibility needed, within limits. Leave quota in place, but allow additional rooms to be rented for each B&B, based on criteria to ensure compatibility with the neighborhoods.
  - c. Option 3 – maximum flexibility. Eliminate quota, allow market to determine number of B&Bs in the Henry Street corridor. Allow additional rooms to be rented for each B&B, based on criteria to ensure compatibility with the neighborhoods.
  - d. Option 4 – flexibility for larger lots. Allow larger lots to apply for a special use permit for additional rooms, but establish criteria to ensure compatibility with the neighborhoods as well as a limited number of larger establishments.
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  - d. Option 4 – change to allow more than three persons based on lot size, building size, number of bedrooms, and/or number of parking spaces. Cite basing the use of a building on the capacity of the lot/house. This constitutes a major change in zoning regulations.

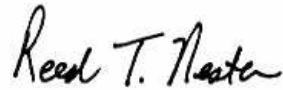
#### Mixed Use Areas

1. City Square Area –continue the present mixed use land use designation, but consider increasing residential density from 8 units/net acre to 22 units/net acre, with a maximum of 8 to 10 units on an individual lot. This would allow a reasonable number of units on second and third floors, while discouraging large apartment complexes. A typical 0.2 acre lot would allow four dwelling units at 22 units/acre, while the existing 8 units per acre would allow only one dwelling unit.
2. Richmond Road Area (includes Williamsburg Baptist and Williamsburg Presbyterian Churches) – consider changing land use designation from Mixed Use to Downtown Commercial (implemented by B-1 District, which allows churches as a permitted use).
3. Kinnamon Townhouse Area – consider changing land use designation from Mixed Use to Downtown Commercial (implemented by B-1 District). Kinnamon

Townhouses would remain as a PUD zoning district, but the surrounding properties abut Downtown Commercial land use.

Commercial/Office Areas

1. Merchants Square/Delly Area/Triangle Block – continue the present Downtown Commercial land use designation, and consider adding in the areas discussed under Mixed Use. Consider increasing residential density from 8 units/net acre to 22 units/net acre, with a maximum of 8 to 10 units on an individual lot. This would allow a reasonable number of units on second and third floors, while discouraging large apartment complexes. Consider extending the Downtown Parking Area (which requires no additional parking for development/redevelopment) to cover the Delly area, making it easier to develop/redevelop College oriented businesses.
2. South Henry Office area – designated as Office land use, but zoned both RM-2 and LB-3. Mixed Use, Office and/or Downtown Residential land use categories could be considered for this area. The present LB-3 District allows townhouses with a special use permit (8 units/net acre), but does not allow multifamily. Consider allowing multifamily and increasing density to 14 units/net acre with a special use permit.



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